

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MODIFICATION OF URBAN RENEWAL PLAN OF THE  
WASHINGTON PARK URBAN RENEWAL AREA  
PROJECT NO. MASS. R-24

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, was adopted by the Boston Redevelopment Authority on January 16, 1963, and approved by the City Council of the City of Boston on February 18, 1963; and

WHEREAS, Section 1201 of Ch. 12 of said Plan entitled "Modification" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls or restrictions applicable to any part of the project area shall be modified after the lease or sale of such part, the modification must be consented to by the Redeveloper or Redevelopers of such part or their successors and assigns, provided further that where the proposed modifications will substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Mass. Department of Commerce and Development; and

WHEREAS, Section 602 of Ch. 6 of said Urban Renewal plan entitled: "Land Use and Building Requirements" designates "Industrial" as the primary permitted use for Site G-2, and designates "Institutional" as the primary permitted use for Site H-5; and

WHEREAS, subsequent to the adoption of said Plan, the intended Redeveloper of Site G-2 has relinquished any interest in industrial development of the site; and



WHEREAS, Site H-5, consisting of Fenwick Street and a portion of Hulbert Street, was intended to allow a right-of-way for access to St. Joseph's Church property, but which is no longer required for such purpose in view of revised street alignments; and

WHEREAS, the intended redeveloper has agreed to develop these areas with moderate income housing to the extent that they are to be included in Parcels C-5b and C-5a, respectively;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Sections 14 and 16 of Table A: Land Use and Building Requirements of Section 602 of Chapter 6 of said Urban Renewal Plan, on Page 17 of said Plan, is hereby modified by the deletion of Sites G-2 and H-5.



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2. That the permitted uses for Sites C-5a and C-5b, as indicated in Sections 6 and 7 of said Table A, on page 16 of said Plan, will apply to the area of Site G-2 as it is incorporated into Site C-5b and to such area of Site H-5 that does not remain within the public right-of-way, but is incorporated into Site C-5a.
  3. That these proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
  4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
  5. That this Resolution shall be effective immediately upon the concurrence thereof of the U.S. Department of Housing and Urban Development
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REVISED BOUNDARIES FOR PARCELS C-5a & C-5b



FORMER PARCEL BOUNDARIES & DESIGNATIONS





MEMORANDUM

February 29, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: Minor Modification of Urban Renewal Plan  
Disposition Sites G-2 and H-5  
Washington Park Urban Renewal Area R-24

SUMMARY: This memo requests authorization to delete the designations of Sites G-2 and H-5, industrial reuse and institutional reuse sites respectively, in the Washington Park Project Area, and to include the area of Site G-2 and a portion of the area of Site H-5 into parcels C-5b and C-5a, respectively, providing for their reuse with new housing.

The Urban Renewal Plan for the Washington Park Urban Renewal Area, adopted by the Authority on January 14, 1963, and Section 602 thereof, entitled "Land Use and Building Requirements" designates Site G-2 for "Industrial" use and Site H-5 for "Institutional" use. Section 1201 of said Plan provides that it may be modified at any time by the Boston Redevelopment Authority. Minor modifications may be made by the Authority, whereas major changes in the Plan require approval of the City Council and the Commonwealth.

Site G-2, approximately 20,000 square feet in area, abuts Parcel C-5b on Washington Street. Initial planning proposed that this site be developed to provide off-street parking and loading facilities for an adjacent manufacturing firm. When the firm relinquished any interest in development of the site, it became apparent that the land would provide a valuable addition to the moderate income housing development proposed by St. Joseph's Housing, Inc.

Site H-5, consisting of Fenwick Street and a portion of Hulbert Street, contains approximately 20,000 sq.ft. and was originally planned to provide access to the St. Joseph's Church property. Since St. Joseph's Church is sponsoring moderate income housing on the adjoining C-5a parcel, this access is unnecessary because of the realignment of Circuit Street and the addition of Fenwick Place.



Development plans for the area now provide for a portion of Site H-5 to be allocated to the widening and relocation of Hulbert Street and the development of Fenwick Place, parking streets which will serve the housing development, and which will be maintained by the City of Boston as public rights-of-way. The remainder of Site H-5 consisting of approximately 10,000 sq.ft. can best be utilized by incorporating it into Parcel C-5a.

In view of the revised street patterns, the incorporation of these additional areas into Parcel C-5a and C-5b will permit the construction of additional housing units which in turn improves the economic feasibility of the St. Joseph's Housing Development. In addition, they partially offset losses to Parcels C-5a and C-5b caused by a revised street alignment. The original Plan indicated a total combined area of approximately 275,000 sq.ft. The combined area of the proposed revised sites would amount to approximately 257,000 sq.ft.

It is therefore recommended that the Authority adopt the attached Resolution modifying the Urban Renewal Plan for the Washington Park Urban Renewal Area to permit the deletion of the site designations G-2 and H-5, while incorporating the areas of Sites G-2 and H-5 to the extent that such areas are not to remain within the public rights-of-way into Parcels C-5b and C-5a, respectively. In this manner, the "housing" use permitted for Parcels C-5a and C-5b would apply to the newly incorporated areas.

Attachment

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